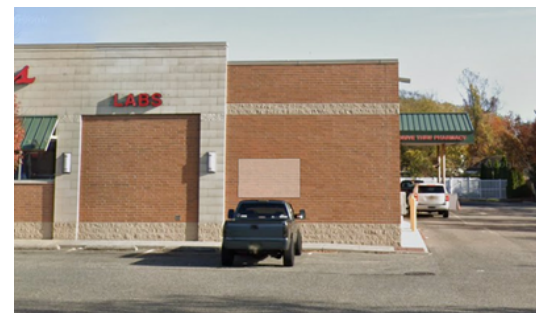


# FORMER WALGREENS

AVAILABLE FOR SUBLEASE

3300 Route 9 S  
Rio Grande, NJ



## PROPERTY SUMMARY

Former Walgreens available for sublease. This freestanding building features a large parking lot on Route 9 S with great signage and visibility. Nearby major retailers include Pizza Hut, Starbucks, Ross and more.

## HIGHLIGHTS

- **Building SF:** 14,820
- **Lease Expiration:** 02/01/33
- All leases must be coterminous

**Asking Price: \$190,000 Modified Gross Per Annum**

**Robert Nixon**  
Sales and Leasing Associate  
(718) 866-8683  
Rob@prereal.com

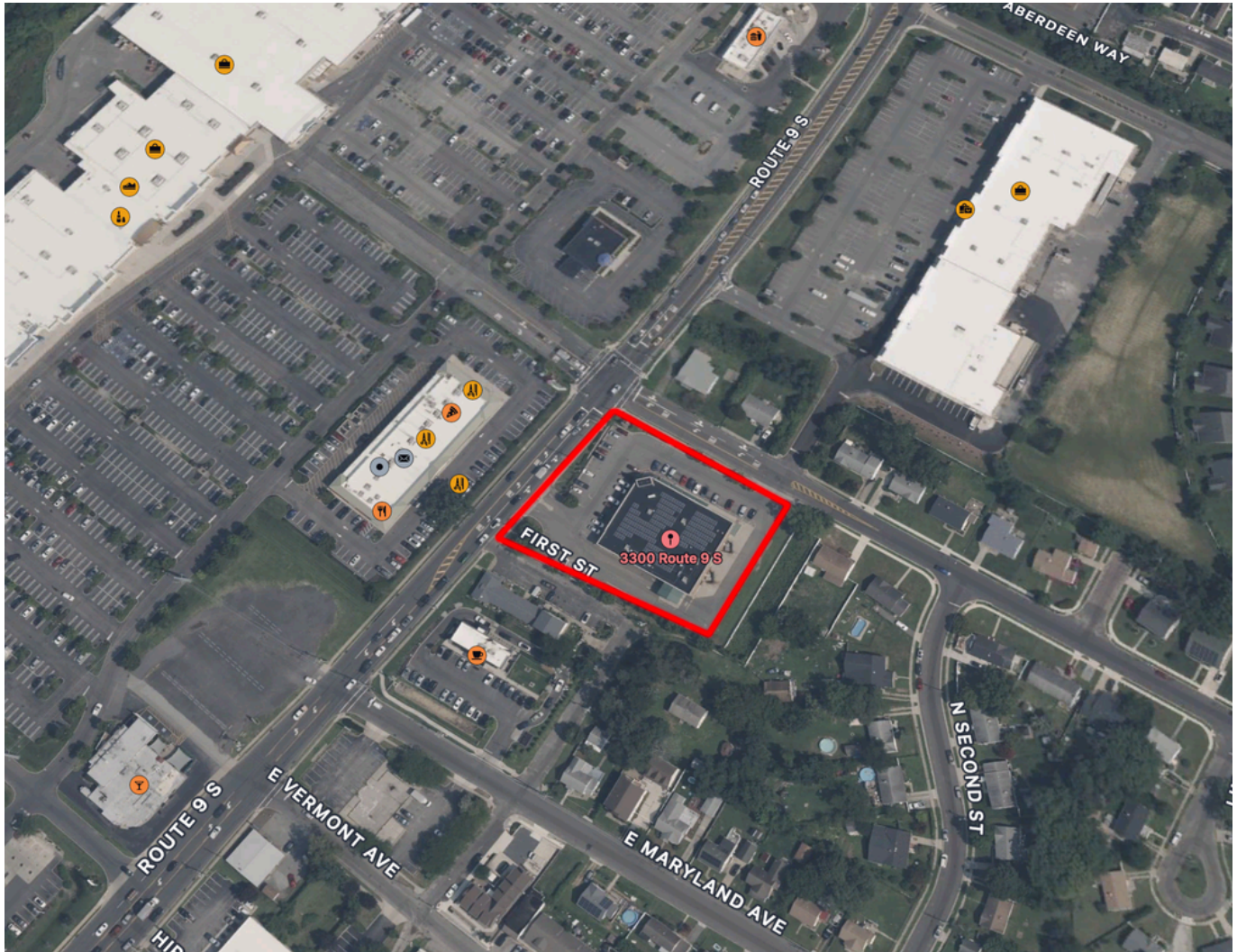
**John Pitera**  
Sales & Leasing Specialist  
(917) 939-5673  
John@prereal.com





# LOCATION MAP

---



---

3300 Route 9 S  
Rio Grande, NJ

**Robert Nixon**  
Sales and Leasing Associate  
(718) 866-8683  
Rob@prereal.com

**John Pitera**  
Sales & Leasing Specialist  
(917) 939-5673  
John@prereal.com



# DEMOGRAPHICS

---



## POPULATION

---

1 MILE	3 MILE	5 MILE
--------	--------	--------

---

4,062	12,272	46,299
-------	--------	--------

---



## AVERAGE HOUSEHOLD INCOME

---

1 MILE	3 MILE	5 MILE
--------	--------	--------

---

\$109,654	\$108,428	\$107,011
-----------	-----------	-----------

---



## NUMBER OF HOUSEHOLDS

---

1 MILE	3 MILE	5 MILE
--------	--------	--------

---

1,707	4,937	20,432
-------	-------	--------

---

---

3300 Route 9 S  
Rio Grande, NJ

**Robert Nixon**  
Sales and Leasing Associate  
(718) 866-8683  
Rob@prereal.com

**John Pitera**  
Sales & Leasing Specialist  
(917) 939-5673  
John@prereal.com

